



# **Old Town Area Parking Study (OTAPS) Work Group**



**Meeting 5: August 28, 2012  
City Hall Room 2000  
5:30 to 7:30 PM**



# Agenda

1. Approval of meeting minutes ( June 18, July 17, July 31, August 18)
2. Set triggers to increase garage capacity
3. Install meters in unmetered commercial areas
4. Work Group discussion
5. Follow up from last meeting
6. Public comment

# Triggers for Increasing Garage Capacity

- ☐ Current utilization of parking garages
- ☐ Factors that could increase demand for parking garage spaces
- ☐ Thresholds or triggers for action
- ☐ Actions to be taken (approaches for adding garage capacity)



# Input From OTAPS: Peak Parking Occupancy Hour

- ❑ Work Group agreed that the critical peak parking occupancy hour is from 5 to 7 PM on weekdays when:
  - Residents are coming back home
  - Some employees have not left work yet
  - Retail and restaurant patrons are in town

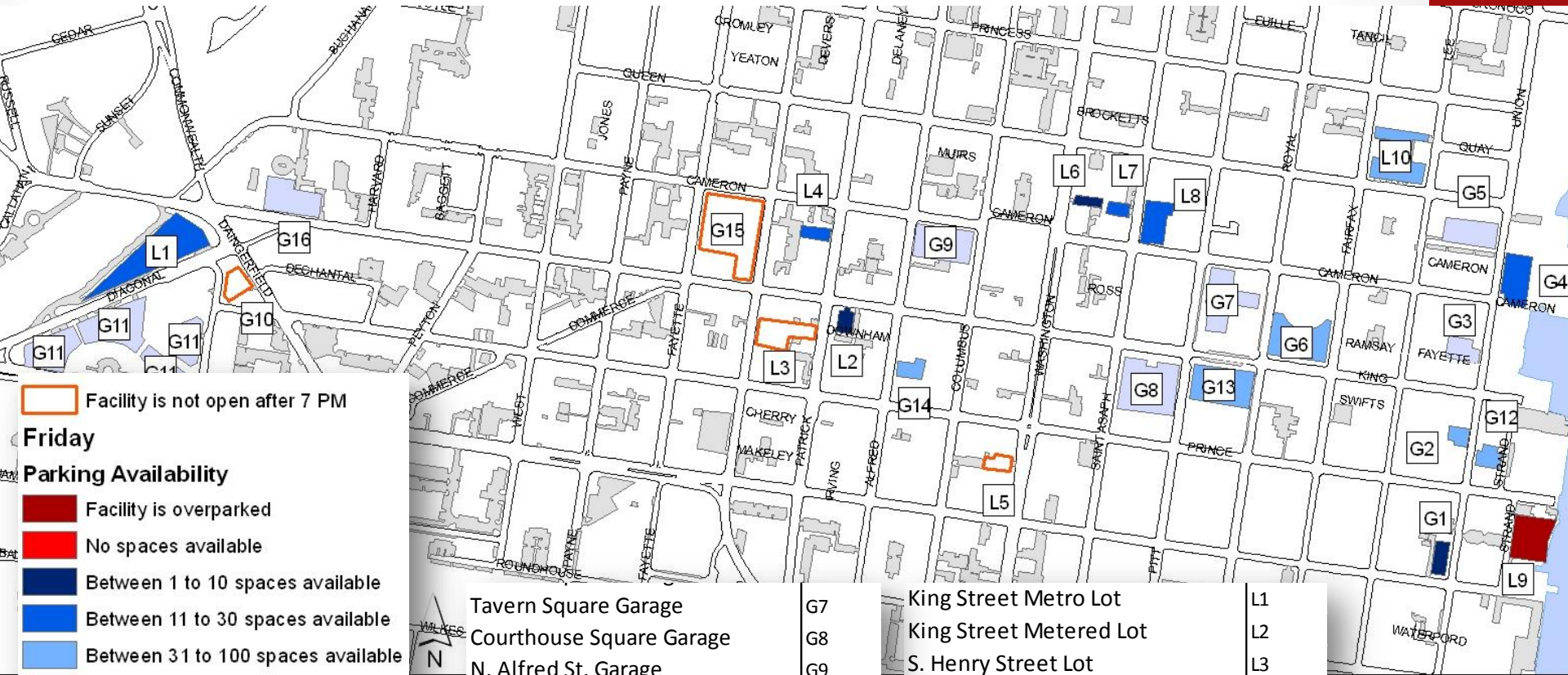
# Parking Occupancy Conditions Based on the 2009 Parking Study

- Parking occupancy is generally higher east of Washington Street during Friday and Saturday evening peak hours

Name	Inventory	Saturday (8-9 PM)		
		Percent Occupancy	Occu.	Avail.
<b>East of Washington Street</b>	<b>1,738</b>	<b>61%</b>	<b>1,058</b>	<b>680</b>
<b>West of Washington Street</b>	<b>1,551</b>	<b>25%</b>	<b>387</b>	<b>1,164</b>

Name	Inventory	Friday (7-8 PM)		
		Percent Occupancy	Occu.	Avail.
<b>East of Washington Street</b>	<b>1,738</b>	<b>53%</b>	<b>922</b>	<b>816</b>
<b>West of Washington Street</b>	<b>1,551</b>	<b>26%</b>	<b>398</b>	<b>1,153</b>

# Friday Parking Occupancy 7-8 PM



Solo Garage	G1
115 S. Union Garage	G2
Torpedo Plant Condo	G3
Thompson's Alley Garage	G4
N. Union Street Garage	G5
Market Square Garage	G6
Tavern Square Garage	G7

Tavern Square Garage	G7
Courthouse Square Garage	G8
N. Alfred St. Garage	G9
PNC Bank	G10
King Street Station (1-4)	G11
Altman's Garage	G12
Hotel Monaco	G13
Morrison House Hotel Garage	G14
1100 Cameron Street Garage	G15
Hilton Hotel Garage	G16

King Street Metro Lot	L1
King Street Metered Lot	L2
S. Henry Street Lot	L3
N. Patrick Street Lot	L4
Lyceum Museum Lot	L5
Military Officers Association Lot 1	L6
Military Officers Association Lot 2	L7
Cameron/St. Asaph Lot	L8
The Strand Parking Lot	L9
Altman's Lot	L10

# Parking Occupancy Conditions Based on the 2009 Parking Study

- Mid-day peak garage occupancy is higher than evening peak garage occupancy

## East of Washington Street

Time of The Day	Total Inventory	Weekday			Friday			Saturday		
		% Occu.	Occu.	Avail.	% Occu.	Occu.	Avail.	% Occu.	Occu.	Avail.
Mid-day (12 to 1 PM)	1,738	80%	1,247	311	80%	1,348	328	46%	798	940
Late Afternoon (7 to 8 PM)	1,738	40%	703	1,035	53%	922	816	61%	1,058	680

## West of Washington Street

Time of The Day	Total Inventory	Weekday			Friday			Saturday		
		% Occu.	Occu.	Avail.	% Occu.	Occu.	Avail.	% Occu.	Occu.	Avail.
Mid-day (12 to 1 PM)	2,195	76%	1,656	520	71%	1,553	642	28%	450	1,171
Late Afternoon (7 to 8 PM) *	1,551	30%	428	1,123	26%	398	1,153	25%	387	1,164

\* Four parking facilities are closed after 7 PM



# June 2011 Waterfront Garage Update



Meeting 5: August 28, 2012

Parking Facility	Inventory	Availability (6 to 7 PM)	Availability ( 6 to 7 PM- Avg. 3 Fridays in June)
		2009	2011
L9 Strand Parking Lot	85	0	33
L10 Altman's Lot	87	60	74
G1 Solo Garage	25	4	16
G2 Union Street Garage	68	38	35
G3 Torpedo Condo Garage	361	193	211
G4 Thompson Alley Garage	43	18	19
G5 N. Union Street Garage	174	108	104
G6 Market Square Garage	196	64	69
G7 Tavern Square Garage	164	125	77
G12 Altman's Garage	62	49	47
<b>Total</b>	<b>1,265</b>	<b>659</b>	<b>685</b>





# Factors Identified by OTAPS Work Group

- ❑ Focus on evening peak because that is when there are conflicts with resident parking
- ❑ At 85% utilization, parking facilities are effectively full
- ❑ High parking occupancy rate in garages during the mid-day peak due to employee parking

# Factors that Increase Demand

- ☐ General increase in visitors to Old Town
- ☐ New development/uses/activities
- ☐ Success in public effort to encourage garage use (Wayfinding, etc.)

# When to Take Action ?

- ❑ Overall **on-street and off-street** occupancy during **any peak hour** reaches 85%
  - Lower King Street (Waterfront to Washington Street)
  - Mid King Street (Washington Street to Payne Street)
  - Upper King Street (Payne Street to King Street Metro)

## EXAMPLE:

		LOWER KING STREET		MID KING STREET		UPPER KING STREET	
		On Street	Off Street	On Street	Off Street	On Street	Off Street
Weekday	Midday Peak	20	30	30	15	25	5
	Evening Peak	87	60	60	55	75	90
Friday	Midday Peak	85	85	90	20	45	50
	Evening Peak	30	50	10	85	85	85
Saturday	Midday Peak	20	40	20	45	50	10
	Evening Peak	50	50	95	30	15	35

■ Denotes eligible areas for implementing capacity increase measures

# Actions to be Taken

- ❑ Require new Waterfront development to provide adequate parking to meet their parking demand
- ❑ Monitor parking occupancy for on-street and off-street facilities every two years
- ❑ **If the 85% threshold is met (combined on-street and off-street) then:**
  - Increase capacity of existing public garages
    - Attendant parking increase capacity 50% over self-park
    - Valet parking programs can be a form of attendant parking
  - Open private garages to public use
  - Shuttles to/from remote lots (long-term)
- ❑ **If the threshold isn't met then:**
  - Continue monitoring

# Impact of Attendant Parking on Capacity

- Moving to attendant parking increases capacity by 1,637 spaces

Parking availability in parking facilities on Friday evening 7-8 pm

	2009 Old Town Parking Study (7 to 8 PM)			With Attendant Parking		
	Supply	Occupied	Avail.	Supply	Occupied	Avail.
East of Washington	1,738	922	816	2,607	922	1,685
West of Washington	1,551	398	1,153	2,327	398	1,929
<b>Total</b>	<b>3,289</b>	<b>1,320</b>	<b>1,969</b>	<b>4,934</b>	<b>1,320</b>	<b>3,614</b>

# Private Garage Capacity Potential

- ❑ There are currently 574 spaces in two public/private garages within the OTAPS study area
  - 1100 Cameron St garage
  - PNC Bank
- ❑ Old Town North: Waterfront Plan identified 3,164 parking spaces in private garages, some of which are open to the public today

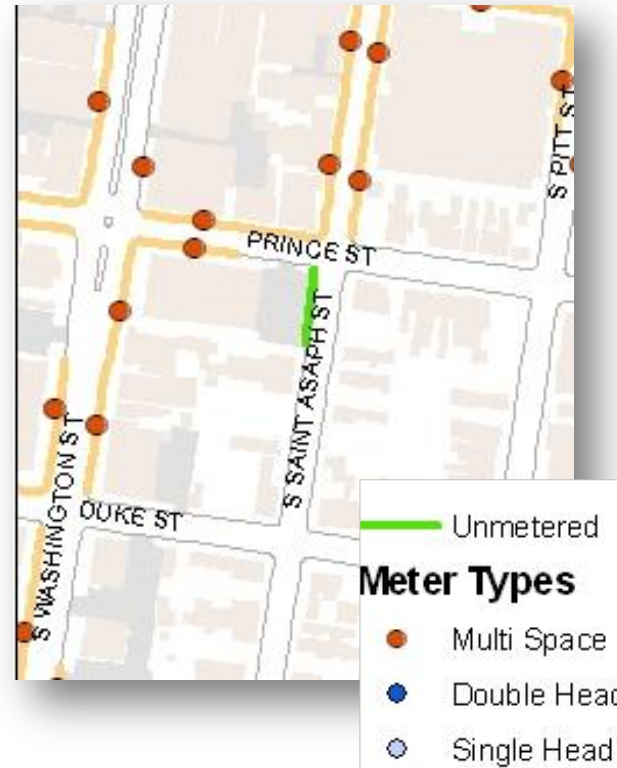
# On-going Actions

- ❑ Implementation of a dynamic signage program
- ❑ A more aggressive TDM program for office employees to reduce mid-day occupancy at parking garages
- ❑ Continue to implement the current Wayfinding program to direct PM parkers to available garages



# East of Washington St: Install Meters in Unmetered Commercial Areas

Meeting 5: August 28, 2012

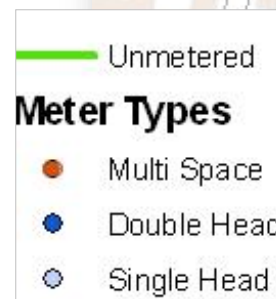


— Unmetered commercial blocks where new meters are proposed

# East of Washington St: Install Meters in Unmetered Commercial Areas



Unmetered commercial  
blocks where new meters  
are proposed



# West of Washington St: Install Meters in Unmetered Commercial Areas



Unmetered commercial blocks where new meters are proposed



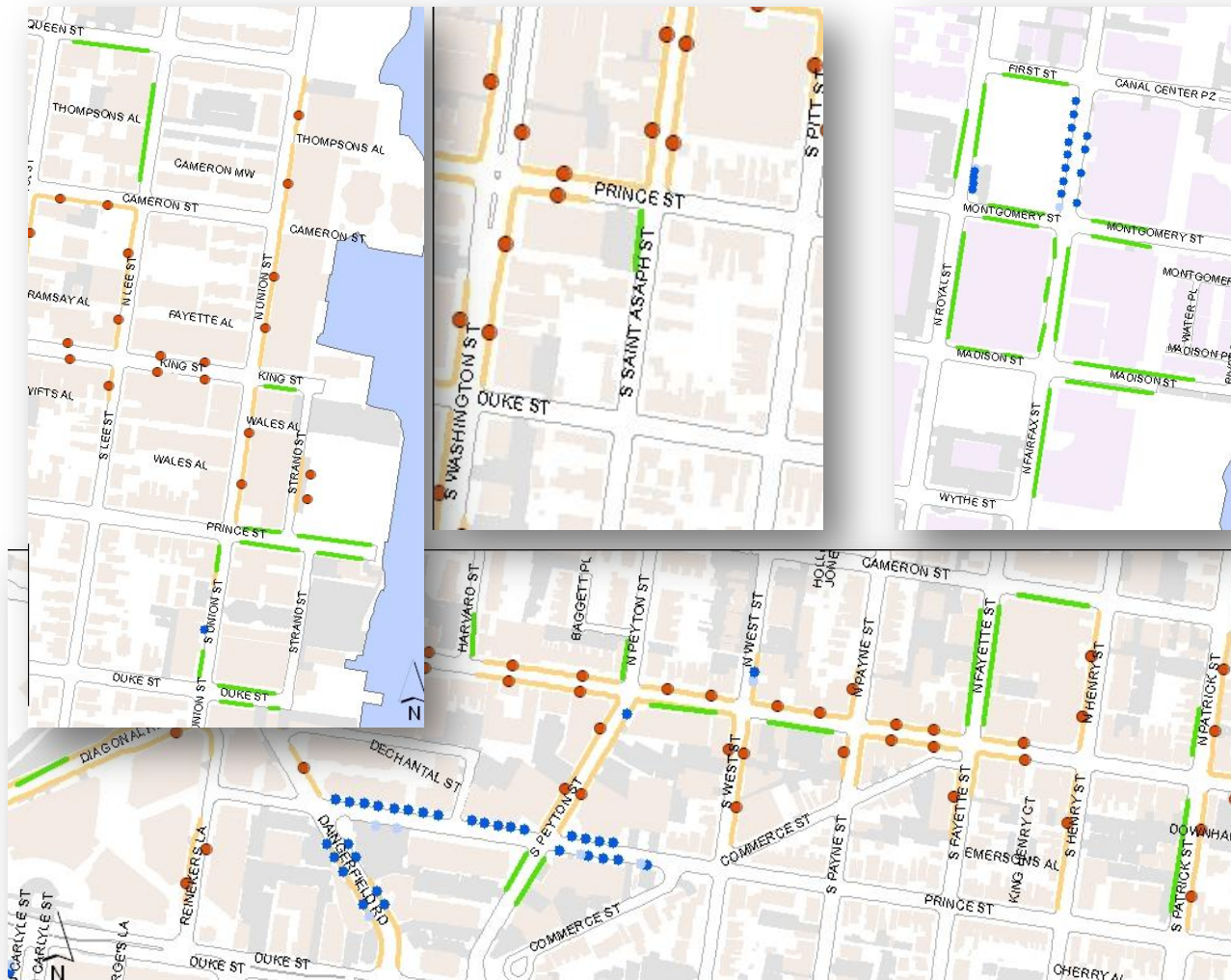
# West of Washington St: Install Meters in Unmetered Commercial Areas

Meeting 5: August 28, 2012



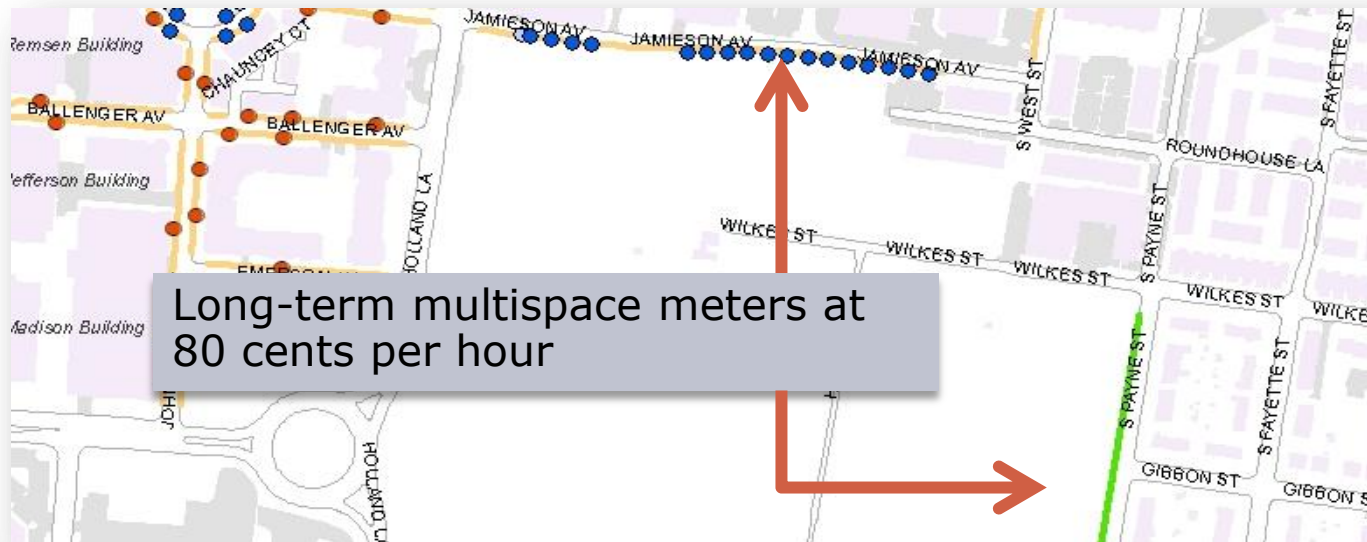
# Staff Recommendation

- ❑ Install meters on the commercial blocks identified (requires the Traffic & Parking Board's approval)



# Staff Recommendation

- ❑ Install long-term meters (\$ 0.8 per hour) on 500 block of Payne Street
- ❑ Requires the following:
  - Modification to the City Code
  - City Council's approval
  - Traffic and Parking Board's approval



# Questions/Comments



NEXT MEETING: TUESDAY, September 11  
5:30 to 7:30 PM, City Hall Room 2000

For more information visit  
[alexandriava.gov/ParkingStudies](http://alexandriava.gov/ParkingStudies)

OR contact Faye Dastgheib  
[Faye.dastgheib@alexandriava.com](mailto:Faye.dastgheib@alexandriava.com)

(703)746-4139